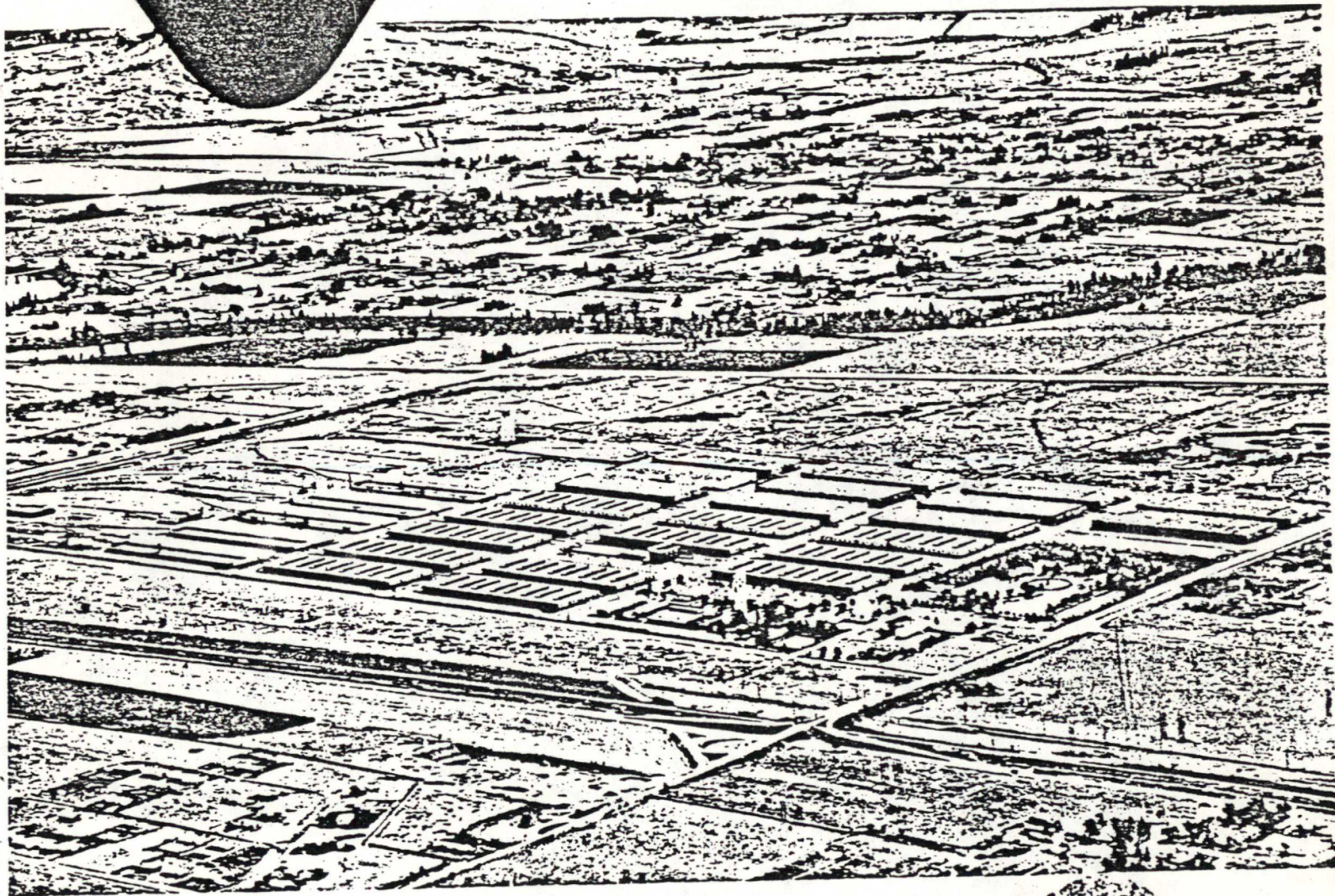


**future  
sale**

## 542 ACRE WAREHOUSE SITE

*Opportunity for manufacturing, assembly, storage*

*Portion of U.S. Naval Supply Depot, Spokane, Wash. (Govt. Surplus Property)*



**TWENTY-EIGHT ADAPTABLE WAREHOUSES**

**NECESSARY AUXILIARY BUILDINGS**

**CENTRAL HEATING SYSTEM**

**INDEPENDENT WATER SUPPLY**

**INTERNAL RAIL AND SERVICE ROADS**

**MAJOR HIGHWAY AND RAILROAD CONNECTIONS**

**DYNAMIC "INLAND EMPIRE" LOCATION**

**USEPA SF**



**1589398**

SIPCF

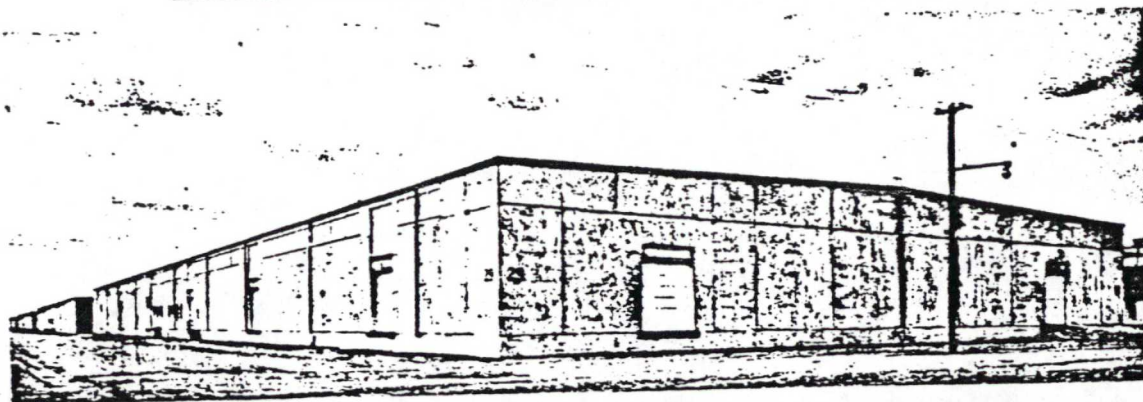
Direct  
Inquiries to  
**W. A. HOLLOWAY,**  
Regional Commissioner

**GENERAL  
SERVICES  
ADMINISTRATION**

909 First Avenue  
Seattle 4, Wash.  
Phone: MU 2-3300  
Ext. 224



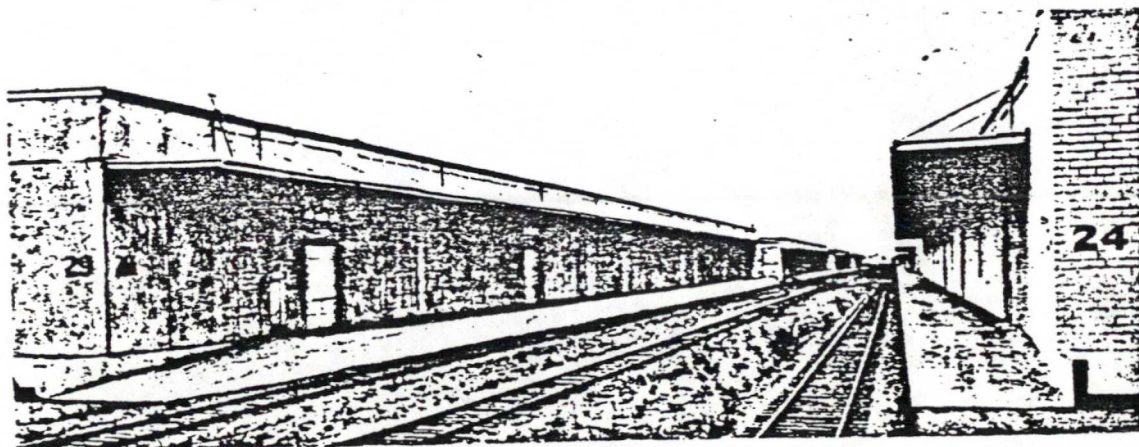
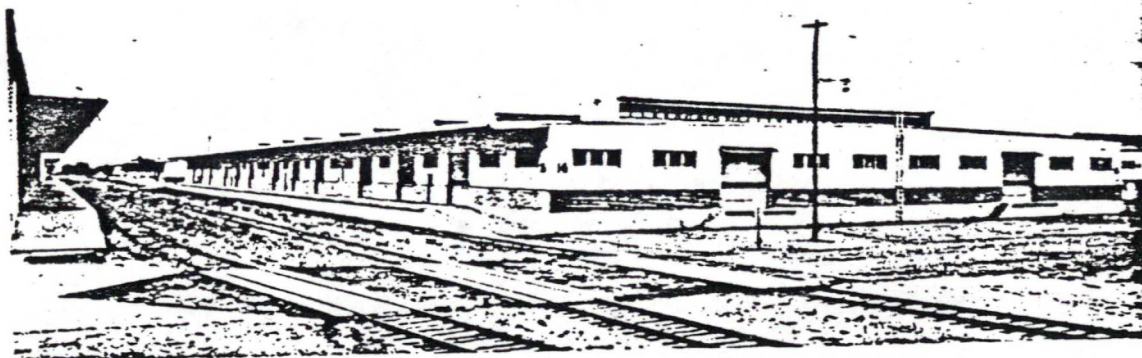
Five heavy materials  
warehouses with  
concrete floors at  
ground level, special  
fire-resistant roofing  
and a five foot exterior  
brick fire wall.



Eleven masonry and  
concrete warehouses  
divide into three bays  
each, and feature  
covered rail-loading on  
one side and truck  
dockage on the other.

**More than 3,000,000 Square Feet of Warehouse Space**

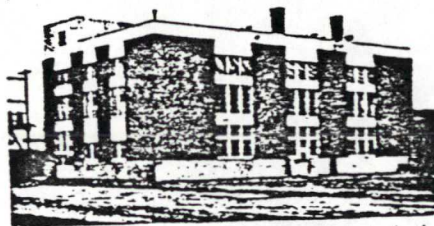
Twelve brick and  
frame warehouses  
include four bays each  
with the floors at rail  
loading level served  
at each end by  
a truck ramp.



Property is served by  
nearly 16 miles of  
internal rail trackage  
connecting with six  
major railroads which  
offer Pacific Northwest  
and national service.



*Property includes modern maintenance shops to augment any activity.*



*Central heating plant houses two 40,000 pound stoker-fed boilers.*

*Large garage provides steam, lubrication, washing and repair facilities.*

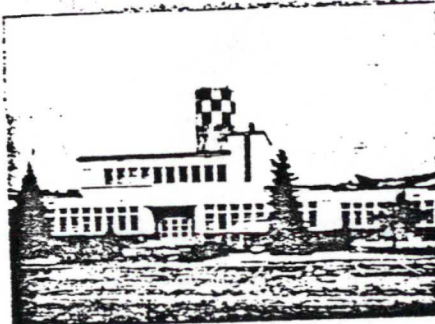


## Necessary Auxilliary Structures



*Depot's medical dispensary is an additional service building.*

*Administration Building, maintained in good repair, offers general office space.*



*Four modern 2 and 3 bedroom residences are part of the property.*

This 542-acre tract houses numerous buildings and facilities as may be required to support and supplement the major activity. A 55,000 sq. ft. Administration Building... a central heating plant... maintenance shops... garage... cafeteria... firehouse... storage sheds... private residences... and many others.

Approximately 20 acres of open storage area is on the property, about half of it paved. The soil underlying the depot is mostly sandy loam over a gravel subsoil. No extensive provisions for handling surface water have

been found necessary, since the soil is light and porous. The property is served by its own sanitary sewer system and filter plant. Two large septic plants are on the property.

The independent depot water system includes two wells and two water tanks, each with a capacity of approximately 250,000 gallons. Two electrically controlled pumps handle the well supply, one at 500 gallons per minute capacity, the other at 1,000 gallons per minute capacity.

## Expanding Regional Economy

The U.S. Naval Supply Depot, Spokane, is located within one of the most dynamic growth regions of the United States. According to estimates of the U.S. Bureau of the Census, the Pacific Northwest (Washington-Oregon-Idaho-Montana) can expect a minimum population increase of 28.6 per cent between 1955 and 1970, as compared with an estimated 18.9 per cent minimum increase for the entire country.

Spokane itself is the trading center for the great Inland Empire, a 36-county area (see map) which possesses mankind's oldest industry, agriculture, and its newest industry, atomic energy. In addition, the Inland Empire houses the largest concentration of hydroelectric projects in the nation—when all projects authorized or under construction are completed, the region can claim eight of the nation's 11 largest hydroelectric producers.

The giant Columbia Basin project, the most rapidly growing area in Washington State, is part of the Inland Empire. Spokane, as the region's hub, is the second largest city in the state and the most important railroad center between Seattle and the twin cities of Minneapolis and St. Paul.





## Adaptable Warehouse Space for Manufacturing, Assembly, Storage

Each of the twenty-eight main warehouses on this important tract contains approximately 120,000 sq. ft. of floor area—providing together a total of some 3,360,000 sq. ft. of adaptable space. The main warehouses are built on concrete foundations and have special fire-resistant roofing of vermiculite and felt. They are of three basic types of construction as described on the left page, are maintained in good condition, and incorporate the many required elements of efficient operation.

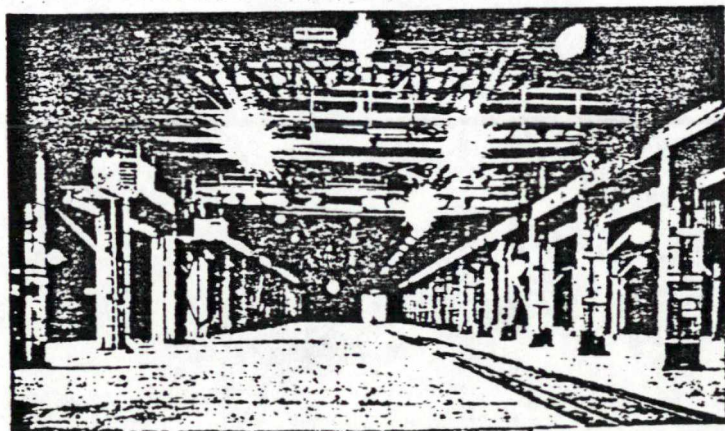
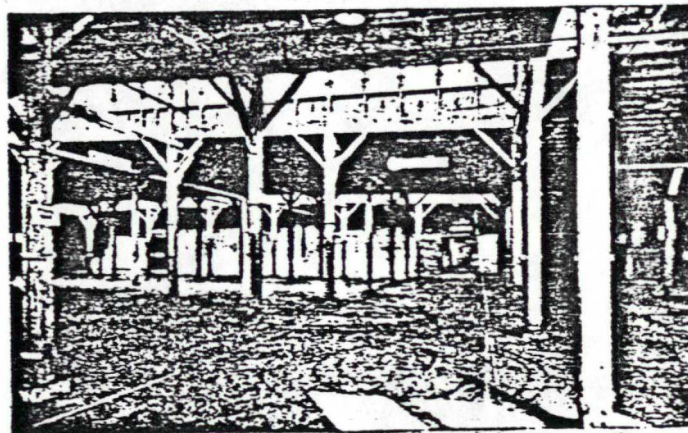
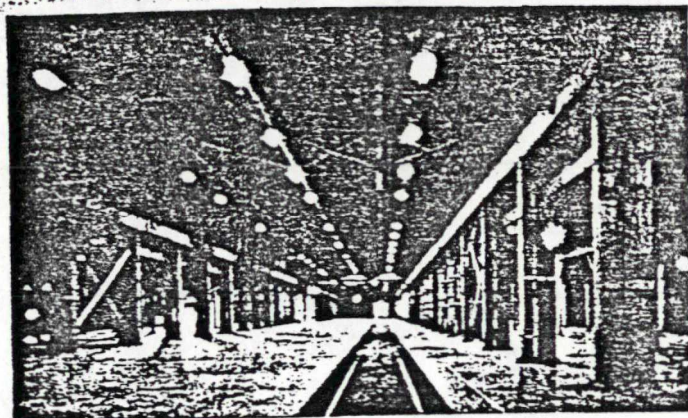
**Interior Features:** All warehouses are approximately 600' x 200' in dimension; twelve are separated into four bays each, eleven separated into three bays each and five are entirely open. All provide approximately 18' clearance, feature concrete floors throughout and are equipped with internal loading areas and/or covered loading docks for rail or truck. Most warehouses include partitioned areas for possible use as offices, small storage, washrooms, etc.

**Dehumidified Storage:** Vertical interior wall surfaces in twelve warehouses, including the five designed for heavy materials, are treated to resist moisture and, hence, could be closed and used for dehumidified storage. Interiors of at least one warehouse of each construction type are so treated.

**Electricity:** The entire depot site receives electric power from transmission lines of the Bonneville Power Administration. Since industry in the immediate vicinity requires electric power supply, no special provisions are needed at the depot for attachment to the BPA source. Electrically operated cranes in the heavy materials warehouses obtain ample power from two leads serving the warehouses.

**Fire Protection:** The property's independent water system assures an ample supply for fire protection. As many as six fire hydrants are located strategically around each warehouse. A modern fire station is on the site and each principal warehouse has its own overhead sprinkler alarm system.

**Warehouse Heating:** Twenty of the warehouses are on the depot's central steam-heating system. In addition, thirteen have limited individual stoker hot water heating provisions for partitioned office space and other small areas.





# LEGEND

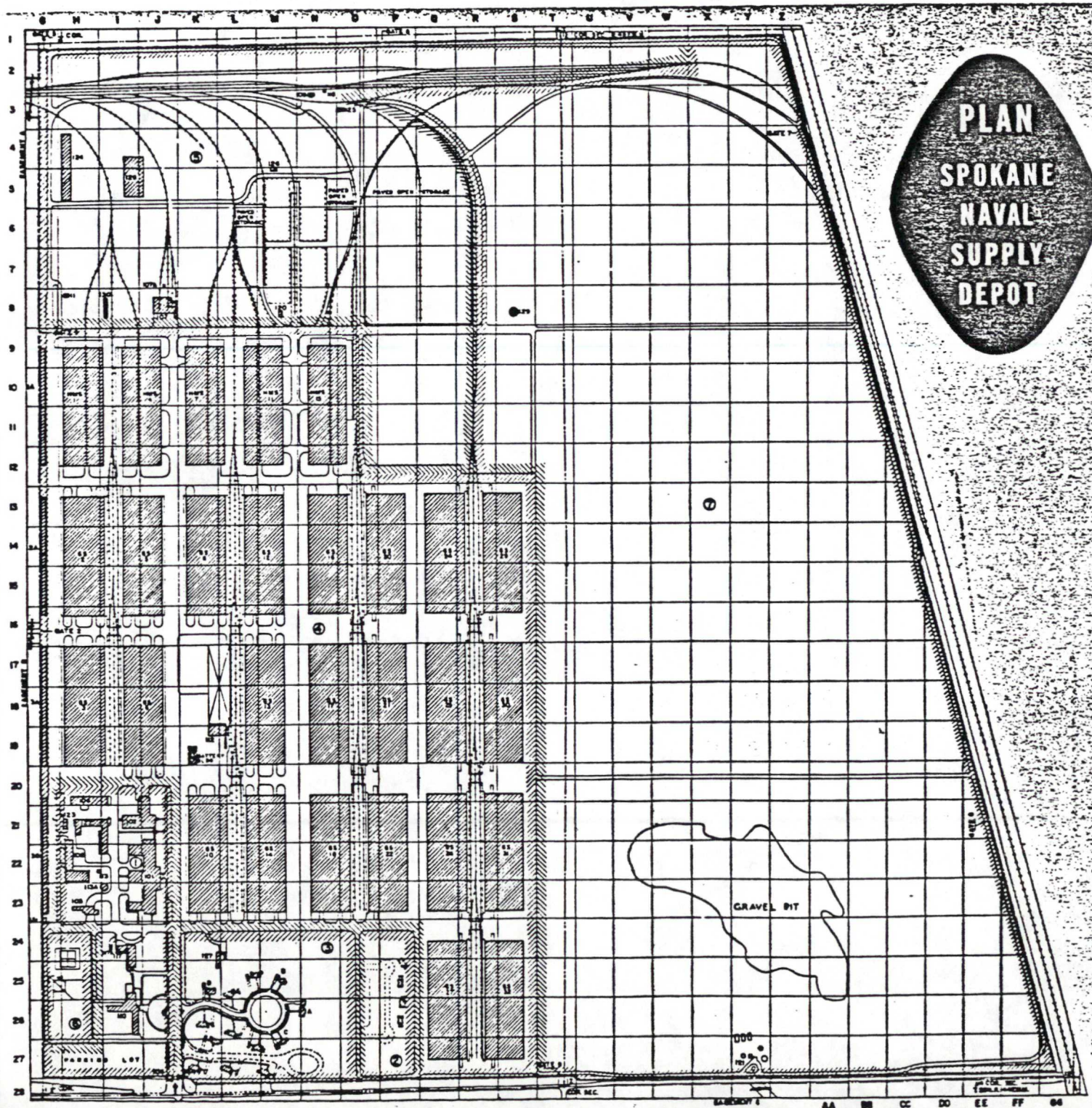
- Navy Property Boundary Line
- Functional Area Boundary
- Existing Building or Structure
- Proposed Building or Structure (Current)
- Existing Road or Paved Area
- Proposed Road or Paved Area (Current)
- Existing Railroad
- Existing Main Station Entrance
- Fence
- Future Building or Structure
- Future Road or Paved Area

Bldg. No.	Location	Assignment
HMS 1	10-H	Heavy Materials Storehouse
HMS 4	10-J	Heavy Materials Storehouse
HMS 7	10-K	Heavy Materials Storehouse
HMS 11	10-M	Heavy Materials Storehouse
HMS 15	10-N	Heavy Materials Storehouse
GS 2	14-M	General Storehouse
GS 3	18-H	General Storehouse
GS 5	14-J	General Storehouse
GS 6	18-J	General Storehouse
GS 8	14-K	General Storehouse
GS 10	22-K	General Storehouse
GS 12	14-M	General Storehouse
GS 13	18-M	General Storehouse
GS 14	22-M	General Storehouse
GS 16	14-N	General Storehouse
GS 17	18-N	General Storehouse
GS 18	22-N	General Storehouse
GS 20	14-P	General Storehouse
GS 21	18-P	General Storehouse
GS 22	22-P	General Storehouse
GS 24	14-Q	General Storehouse
GS 25	18-Q	General Storehouse
GS 26	22-Q	General Storehouse

# BUILDING LIST

Bldg. No.	Location	Assignment
GS 27	25-Q	General Storehouse
GS 29	14-S	General Storehouse
GS 30	18-S	General Storehouse
GS 31	22-S	General Storehouse
GS 32	25-S	General Storehouse
101	22-J	Administration Building
102	21-J	Cafeteria
103	23-M	Firehouse
104	27-J	Truck Control Station (Gate)
105	22-H	Public Works Shop
106	20-M	Garage Repair Shop
107	8-J	Locomotive & Crane Shed
107A	7-J	Diesel Fuel Storage Tank & Pump House
108	3-N	Train Yard Office
109	27-J	Gatehouse
110	26-I	Marine Barracks
111	8-H	Incinerator
112	19-K	Central Heating Plant
113	22-H	Pump House No. 1
113A	23-I	Elevated Tank 228,400 Gals.
A	26-N	Officers Quarters
B	25-M	Officers Quarters

Bldg. No.	Location	Assignment
C	25-M	Officers Quarters
D	25-K	Officers Quarters
116	20-H	Truck Scales
117	24-I	Dispensary
118	3-N	Track Scale House
119	16-E	Electric Power Substation
120	8-M	Pump House No. 2
121	27-Y	Sewerage Treatment Plant
122	21-H	Garage Annex
123	21-H	Battery Charging & Storage Bldg.
124	4-H	Public Works Storehouse
125	3-O	Section Tool House
126	5-M	Latrine
1A	10-G	Storage Shed
2A	14-G	Storage Shed
3A	18-G	Storage Shed
3B	22-G	Storage Shed
127	24-L	Greenhouse
128	5-I	Inflammable Materials Storehouse
129	8-S	Steel Elevated Tank 250,000 Gals.
130	8-I	Scrap Bins
131	23-G	Upholstery Shop
117A	24-I	Ambulance Garage



PLAN  
SPOKANE  
NAVAL  
SUPPLY  
DEPOT



# LEGEND

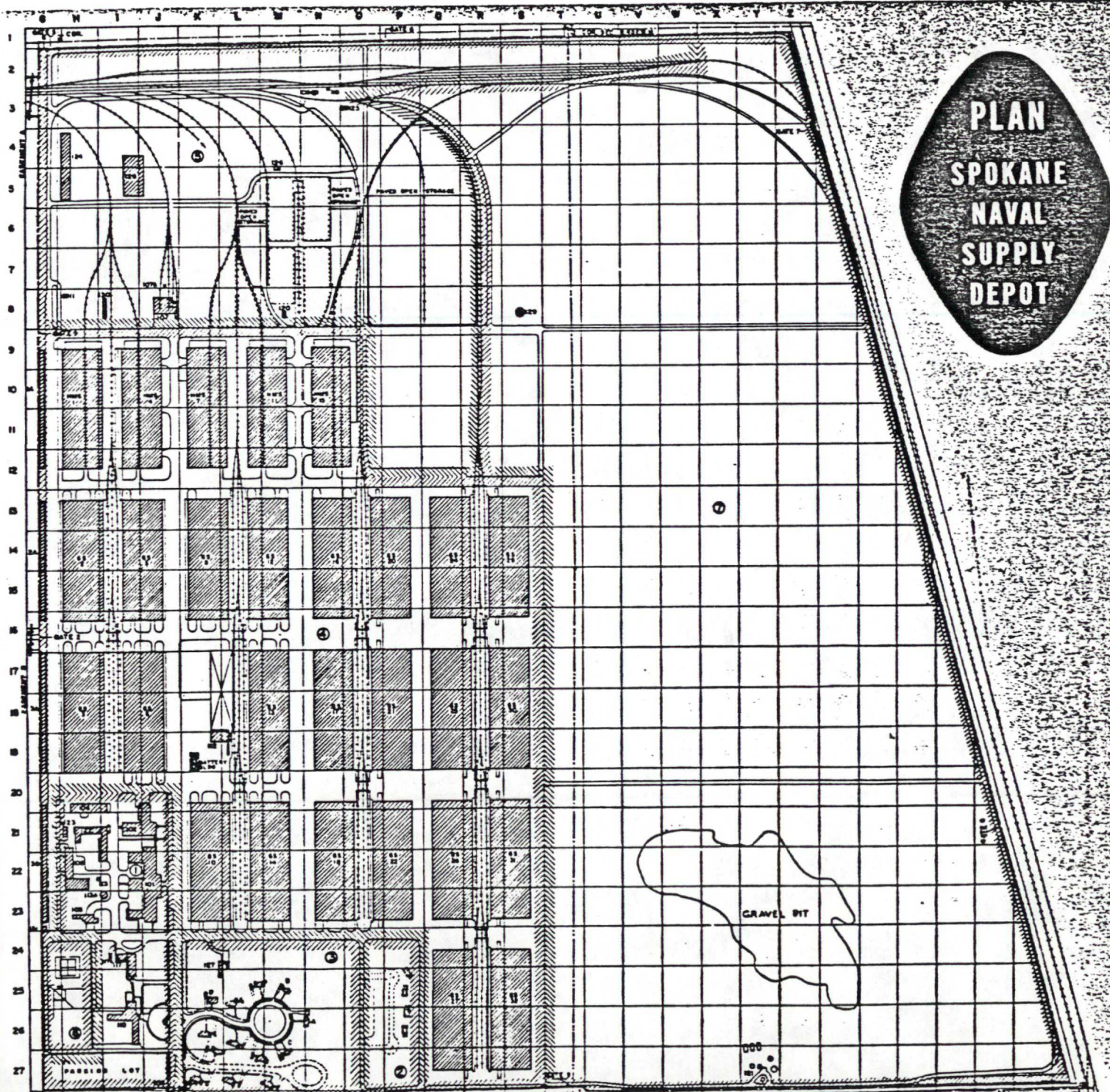
- Navy Property Boundary Line
- Functional Area Boundary
- Existing Building or Structure
- Proposed Building or Structure (Current)
- Existing Road or Paved Area
- Proposed Road or Paved Area (Current)
- Existing Railroad
- Existing Main Station Entrance
- Fence
- Future Building or Structure
- Future Road or Paved Area

# BUILDING LIST

Bldg. No.	Location	Assignment
HMS 1	10-H	Heavy Materials Storehouse
HMS 4	10-K	Heavy Materials Storehouse
HMS 7	10-J	Heavy Materials Storehouse
HMS 11	10-M	Heavy Materials Storehouse
HMS 15	10-N	Heavy Materials Storehouse
GS 2	14-H	General Storehouse
GS 3	18-H	General Storehouse
GS 5	14-J	General Storehouse
GS 6	18-J	General Storehouse
GS 8	14-K	General Storehouse
GS 10	22-K	General Storehouse
GS 12	14-M	General Storehouse
GS 13	18-M	General Storehouse
GS 14	22-M	General Storehouse
GS 16	14-N	General Storehouse
GS 17	18-N	General Storehouse
GS 18	22-N	General Storehouse
GS 20	14-P	General Storehouse
GS 21	18-P	General Storehouse
GS 22	22-P	General Storehouse
GS 24	14-Q	General Storehouse
GS 25	18-Q	General Storehouse
GS 26	22-Q	General Storehouse

Bldg. No.	Location	Assignment
GS 27	25-Q	General Storehouse
GS 29	14-S	General Storehouse
GS 30	18-S	General Storehouse
GS 31	22-S	General Storehouse
GS 32	25-S	General Storehouse
101	22-J	Administration Building
102	21-J	Cafeteria
103	23-H	Firehouse
104	27-J	Truck Control Station (Gate)
105	22-H	Public Works Shop
106	20-H	Garage Repair Shop
107	8-J	Locomotive & Crane Shed
107A	7-J	Diesel Fuel Storage Tank & Pump House
108	3-N	Train Yard Office
109	27-J	Gatehouse
110	26-I	Marine Barracks
111	8-H	Incinerator
112	19-K	Central Heating Plant
113	22-H	Pump House No. 1
113A	23-I	Elevated Tank 228,400 Gals.
A	26-N	Officers Quarters
B	25-M	Officers Quarters

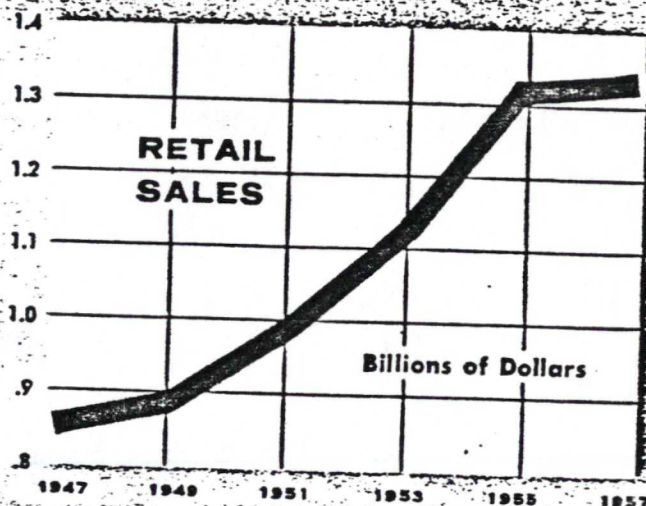
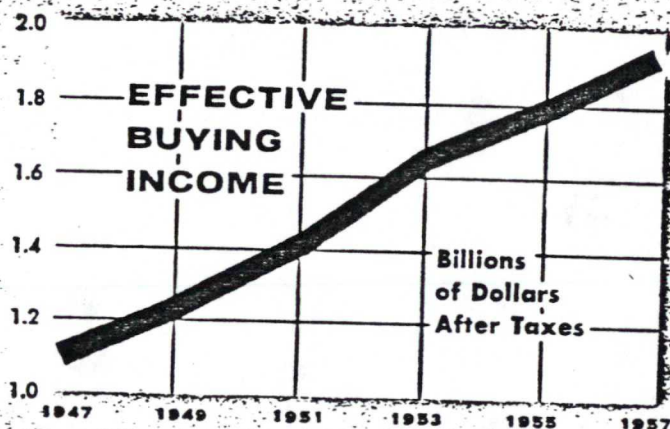
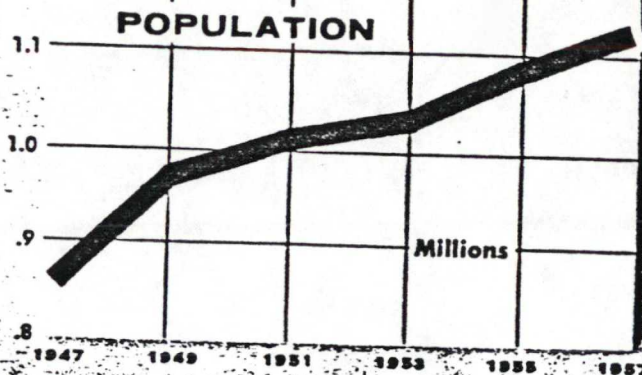
Bldg. No.	Location	Assignment
C	25-M	Officers Quarters
D	25-K	Officers Quarters
116	20-H	Truck Scales
117	24-I	Dispensary
118	3-N	Track Scale House
119	16-E	Electric Power Substation
120	8-M	Pump House No. 2
121	27-Y	Sewerage Treatment Plant
122	21-H	Garage Annex
123	21-H	Battery Charging & Storage Bldg.
124	4-H	Public Works Storehouse
125	3-O	Section Tool House
126	5-M	Latrine
1A	10-G	Storage Shed
2A	14-G	Storage Shed
3A	18-G	Storage Shed
3B	22-G	Storage Shed
127	24-L	Greenhouse
128	5-I	Inflammable Materials Storehouse
129	8-S	Steel Elevated Tank 250,000 Gals.
130	8-I	Scrap Bins
131	23-G	Upholstery Shop
117A	24-I	Ambulance Garage



**PLAN  
SPOKANE  
NAVAL  
SUPPLY  
DEPOT**



**This  
growing  
market  
area**



Source: SALES MANAGEMENT, "Survey of Buying Power"

**POPULATION:** Even as compared with the entire fast-growing Pacific Northwest, which experienced a 23.6 per cent population increase between 1947 and 1957, growth in the Inland Empire has been dramatic. Population in the area jumped 32.3 per cent during the same eleven-year period.

**PURCHASING POWER:** Effective buying income in the Inland Empire increased by 75.6 per cent between 1947 and 1957; in the entire Pacific Northwest, it increased by 62.4 per cent. Planned development for the future means even more people, more jobs and more income.

**RETAIL SALES:** Retail sales in the rapidly expanding market of the Inland Empire have increased by 54.7 per cent since 1947, from \$853,438,000 in that year to \$1,320,383,000 in 1957. As population and buying power increase further, there is every reason to expect that retail sales volume also will continue its upward trend.

## ADVANCE NOTICE

The information contained in this brochure is offered to assist interested parties in evaluation of the property concerned. This depot is an important tract, requiring careful planning and analysis. Ample time is available prior to sale for necessary studies and inspection of the property. A sale announcement will be made soon, including date, conditions and credit terms.

## GENERAL SERVICES ADMINISTRATION

Direct Inquiries to W. A. HOLLOWAY  
Regional Commissioner

909 First Avenue • Seattle 4, Washington  
Phone: MUtual 2-3300, Ext. 224